

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, January 25, 1972

The meeting was called to order by Dr. Jack Griffin, Chairman, at 7:35 p.m.

ROLL CALL

Present: Miss Egbert, Messrs. Griffin, Hilley, Jessop and Shaw.

Excused Absences: Messrs. Bunting and Rosa.

Guests in Attendance: Douglas McKinstry Program Coordinator, LCC; Arthur Richardson, Sam Clay and Merle Peacock, Redevelopment Department; Curt Hanes, The State Journal.

Mr. Jessop notified the Board that due to a conflict in meetings, he would be unable to arrive at the meeting until 8:00 p.m.; therefore, Dr. Griffin suggested that the committee reports be made which did not require Board action. Mr. Jessop's presence was required in order to have a quorum.

REPORT OF COMMITTEE

e. Riverparks Committee—Mr. Glenn Hilley

Mr. Hilley, Chairman of the Riverparks Committee, reported that an organizational meeting was held on January 5, 1972 and during that meeting they decided that the two parcels in Urban Renewal Project No. 1, designated as Park Area, were to be developed as a passive park; the committee asked Mr. Ted Haskell, Parks Department, to provide them with preliminary plans and a cost estimate based on the discussion of that evening. It was decided that the committee members would research ideas for a general theme for the park.

On January 20, 1972, a second meeting was held. Mr. Haskell presented five alternative designs, from which the committee selected a preliminary plan which included: a riverwalk with trees and shrubs along the river, arranged to give a window effect (one large window-view vs. two smaller window-views was discussed). The general theme was decided upon, which is "Lansing of Yesterday" (an old-fashioned motif) with the focal point being a bandstand for small concerts and cultural events. It was decided to ask the Board of Water and Light to Participate.

Mrs. Barbara Stack, (she was invited by the committee, to serve as an advisory member of the committee) is to convey the committee's wish that the Board of Water and Light assist with ideas and perhaps contributions toward lighting and fountains.

The committee felt that the first cost estimate was too high and asked to have it revised.

The plan selected by the committee will be redrawn, with the committee suggestions incorporated, and a reduced cost estimate prepared.

After the next committee meeting, the intent is that the committee members will report to their respective Boards and that each Board will make their recommendation to City Council that the two parcels (16 and 17) in Project No. 1 will be purchased for park development.

REPORT OF DIRECTOR

a. Report on Land Acquisition for Project No. 2.

Mr. Zimmerman reported that since the last Board Meeting, December 28, 1971, two agreements to purchase have been signed (Parcels 68-18 and 68-26). 26 previously reported, plus these two, makes a total of 28 property owners have agreed to, and signed agreements to, purchase. Since the last Board Meeting, title has been conveyed on five parcels (Parcels 65-5 66-5, 68-8, 68-18 and 68-20). 19 parcels, plus these five, makes a total of 24 parcels on which title has been conveyed.

*Mr. Jessop arrived, making a quorum, so that Board action may be taken as required.

Mr. Zimmerman continued his acquisition status report, explaining where the properties are located and by whom they were owned. He listed those parcels on which negotiations are still unresolved.

He explained the concern of relocating the Caravan Youth Center, Parcel 65-7,

Project No. 2, and the problem of communication. The Caravan Youth Center has charged that the Redevelopment Department has not provided adequate relocation services. However, Mr. Zimmerman reported to the Board that he has responded to the Youth Center, in writing: A meeting was held on November 19, 1971 with the Officers of the Caravan Youth Center and, since that time, Mr. Richardson, Business Relocation Officer, has advised them of at least three possible locations and has continuously made every effort to find other possible locations. Mr. Zimmerman has met with Mr. Robert Black and Mr. Charles Hayden and investigated some possibilities.

One problem appears to be the lack of communication, therefore, he has asked the Caravan Youth Center to designate one person as a contact with the Redevelopment Department and they have not responded, to date.

b. Request Approval of Relocation Grievance Procedure (a copy was enclosed with the agenda).

Mr. Zimmerman explained that a new requirement of HUD is an Urban Renewal Relocation Grievance Procedure. The language has been developed and presented to, and approved by, the Citizens' district Council No. 1 at their December 7, 1971 meeting. A copy of the procedures was submitted with the agenda and presented to the Board at this meeting for their approval and recommendation to City Council.

Mr. Rosa was unable to attend this meeting, but verbally asked that Step No. 1 be revised. The revision was presented to the Board as an amendment to the procedures, Step 1 (pertaining to payments and methods of computation and includes a provision that if there is a difference of opinion on the relocation payment, the relocatee will not be deprived of relocation assistance and benefits at the time of a temporary move nor upon completing the final move).

The Board agreed that Mr. Rosa's suggested revision be incorporated within the grievance procedure.

Step 3 was discussed, at length, and revised as follows: That a Hearing Committee of the Redevelopment Board be appointed rather than bringing each problem to the Board. This would alleviate extending the time element and the need for a special meeting in order to resolve the problem of the relocatee. After hearing the grievance, the Hearing Committee would meet with the Redevelopment Board and the Board will make the decision as to the disposition of the grievance and notify the relocatee and the Redevelopment Director.

A motion was made by Mr. Hilley that the Redevelopment Board recommend to City Council approval of an Urban Re-

newal Relocation Grievance Procedure, subject to the changes being resubmitted to the Citizens' District Council No. 1 and meeting with their approval.

Supported by Mr. Jessop.

Motion carried unanimously.

Dr. Griffin stated that, now, with a quorum being present the order of business would revert to the prepared agenda for the remainder of the meeting.

A motion was made by Mr. Hilley to approve the minutes of the Redevelopment Board Meeting held on December 28, 1971, as mailed.

Supported by Mr. Jessop.

Motion carried unanimously.

a. Real Estate Appraisal Committee—Mr. Lane Jessop.

Mr. Jessop reported that the Real Estate Appraisal Committee met on January 18, 1972 for the purpose of taking action as to the following:

1. Approval of Reuse Appraiser, Disposition Parcels 1, 2, 3 and 3A, Project No. 2, Mich. A-6.

The first Reuse Appraisals on Project No. 2 were made in 1968 and due to the lapse of time it is necessary to have two additional reuse appraisals made. The William Walsh Company made the 1968 appraisals and a request was made for that firm to update their appraisal reports. Every effort was made to contact Mr. Walsh and he did not respond to the request; therefore, it appeared to be inadvisable to pursue the updating of the 1968 appraisal reports.

The written request for proposals were made November 22, 1971 for reuse appraisals on Disposition Parcels 1, 2, 3 and 3A.

Three Reuse Appraisal Firms responded, as follows:

Larry Smith and Company, Inc.	\$2,750
Urban Research Associates	2,500
The International Appraisal Co.	2,500

Through negotiation, the Larry Smith and Company agreed to perform the services if their proposal was accepted for \$2,500 to make their fee commensurate with the other two firms submitting proposals.

Each proposal was reviewed, separately, by the Committee. Based upon their qualifications, ability to perform and previous experience, the Real Estate Appraisal Committee recommended to the Re-

development Board that proposals be accepted from Larry Smith and Company, Inc., for a maximum amount not to exceed of \$2,500 and Urban Research Associates for a maximum amount not to exceed \$2,500 for services to perform reuse appraisals on Parcels 1, 2, 3, and 3A, Project No. 2, Mich. A-6.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute a contract with the firm of Larry Smith and Company, Inc. for an amount not to exceed \$2,500, and a contract with Urban Research Associates for an amount not to exceed \$2,500, for their professional services, to perform Reuse Appraisals on Disposition Parcels 1, 2, 3 and 3A, Project No. 2, Mich. A-6.

Supported by Mr. Shaw.

Motion carried unanimously.

2. Amendment to Contract by and between City of Lansing and Transamerica Title Insurance Company.

For Second Year Activity in Project No. 2, Mich. A-6, updated title searches and new title searches will be needed just prior to negotiating to purchase. Also, the current contract does not provide for additional work involved in partial taking for several parcels (i. e. Parcel 246-1—Bishop Property and Estes Furniture and Parcel 246-1A—Beuerle; possibly Jury-Rowe Property; and Parcel 246-3—Carrier-Stephens).

The amendment is to provide for updating of title searches at \$12.50 per commitment and new title searches at \$25.00 per commitment; for a maximum amount not to exceed \$500.00.

The Real Estate Appraisal Committee recommended to the Redevelopment Board that Amendment No. 2 to the original contract, dated July 18, 1966, be approved.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute Amendment No. 2 to the original contract, dated July 18, 1966, with Transamerica Title Insurance Company to provide additional title insurance commitments at \$25.00 per commitment and updated title searches at \$12.50 per commitment or as may be necessary for an amount not to exceed \$500.00.

Supported by Mr. Shaw.

Motion carried unanimously.

3. Increased Fixture Value on Parcel 65-5, Project No. 2 and authorization for Director to submit to HUD a request for

concurrence in the maximum acquisition price.

Previously, the Real Estate Appraisal Committee had approved the fair market value and fixture value on Parcel 65-5. However, upon conferring with the property owner, it was noted by him that value for office partitions was not included in the itemized fixtures.

The fixture appraiser, S. M. Dix, was contacted and they stated that this was due to an oversight and the partitions were omitted, they were to be classified as tenant ownership and classified as immovable fixtures. The fair market value on the real estate remains, as established.

The Real Estate Appraisal Committee reported to the Redevelopment Board the increased fixture value for Parcel 65-5, Project No. 2, Mich. A-6 and further, the Committee authorized the Director to submit to HUD a request for concurrence in the maximum acquisition price. A columnar listing was signed by the Committee and placed in the files at the Redevelopment Office.

A motion was made by Mr. Jessop that the Redevelopment Board adopt the Real Estate Appraisal Committee Report.

Supported by Miss Egbert.

Motion carried unanimously.

b. Personnel Committee—Mr. Irving Shaw request approval of new position on Redevelopment Staff.

Mr. Shaw reported that the Personnel Committee of the Redevelopment Board met on December 21, 1971 to consider the following:

1. Request approval of a new position on the Redevelopment Staff — Real Estate Coordinator VIIA.

Current reports, through the Management System, indicate that to maintain project schedules, as programmed, it is necessary to establish an additional position, due to real estate activities (both, acquisition and disposition) with the approval of execution activities in Project No. 2. Adequate Federal funds are available in the current administrative budget. Written authorization for this position, dated January 21, 1972 has been received from the Department of Housing and Urban Development.

The Personnel Committee thoroughly discussed the need for this additional position and recommended to the Redevelopment Board that the position of Real Estate Coordinator VIIA be established.

A motion was made by Mr. Shaw that the Redevelopment Board recommend to City Council that approval be given to

establish the position of Real Estate Coordinator VIIA within the Redevelopment Department.

Supported by Miss Egbert.

Motion carried unanimously.

2. Reclassification of Director and Redevelopment Assistant.

The Personnel Committee requested Mr. Peacock contact other LPA's throughout the State for a position and salary comparability analysis to determine if Lansing is in a competitive position. This was done and eight requests for comparables were made; seven replies were received and mailed to the committee for their consideration.

Prior to this meeting (Januray 25, 1972) a Personnel Committee meeting was held. They reviewed the positions and salaries from the other LPA's and based upon these reports, the competence, integrity and dedication of the Director and Redevelopment

Assistant, along with the continually increasing workload that the positions be elevated from Director X to Director XI and Redevelopment Assistant VIII to Redevelopment Assistant IX. There are adequate Federal funds to cover the reclassification of both positions.

The Redevelopment Board concurred in the recommendation of the Personnel Committee and the Board Members, individually, expressed appreciation for, and confidence in, the ability of Mr. Zimmerman and Mr. Peacock.

A motion was made by Mr. Shaw that the Redevelopment Board approve the Personnel Committee Report and that the Board authorize the committee to submit a letter to the Personnel Committee of City Council and the Personnel Director. The letter is to include a request for a meeting with the Personnel Committee of City Council and the Redevelopment Board's recommendation that City Council approve their request to reclassify (position and salary) the Redevelopment Director X position to Redevelopment Director XI and Redevelopment Assistant VIII position to Redevelopment IX.

Supported by Mr. Jessop.

Motion carried unanimously.

REPORT OF OFFICERS

None.

UNFINISHED BUSINESS

Report on City Market Committee

The last City Market Committee Meeting was held on January 6, 1972. At that meet-

ing, Mr. Morris Stein, Architectural Consultant, presented three schemes for development plans for the City Market Facility: (1) For minimal remodeling of existing structure, the cost estimate was figured at \$92,000; to expand the parking area 60,000 SF would be needed, at \$1.75 per SF, the cost of land would be an additional \$105,000; the existing building is valued at \$250,000; making a total of \$447,000 . . . by deducting the value of the existing building, it would make the dollars needed for financing \$197,000. (2) For major remodeling of existing structure, the cost estimate was figured at \$194,000; the cost of additional land would still be figured at \$105,000; the existing building is valued at \$250,000; making a total of \$549,000. . . by deducting the value of the existing building, the dollars needed for financing is \$299,000. (3) or A new facility, located south of the existing market, the cost estimate was figured at \$411,000; the land needed is 161,000 SF, at \$1.75 per SF, would be \$264,000; credit for the existing building is \$250,000. . . making the total cost of financing \$425,000.

Any one of the three schemes proposed will have a definite affect on the land adjacent to the market (involving disposition Parcels of Urban Renewal Land), the degree of the affect will vary with each scheme presented; therefore, this must be considered by the committee when making a recommendation of a particular scheme.

When considering the North Lansing Site, the committee felt that the land available was not adequate in size for City Market use; also, traffic circulation was a major concern . . . they felt that these two elements were of a negative factor. However, a final decision on the North Lansing Site has not been made yet.

It is anticipated that a recommendation will be made to City Council within 60 days.

The Board felt that the committee should have a representative of the vendors sitting on the committee meetings; and questioned the feasibility of City Scales being part of the City Market.

Mr. Zimmerman replied that he felt the vendors should be sitting in on the committee meetings and would so advise the Market Committee of the Redevelopment Board's recommendation. He further stated that the City Market Committee will be making a recommendation to City Council that the City Scales be discontinued as part of the City Market Complex.

NEW BUSINESS

None.

EXCUSED ABSENCES

A motion was made by Mr. Shaw that excused absences be granted to Mr. Bunting and Mr. Rosa.

Support by Miss Egbert.

The meeting adjourned at 9:35 p.m.

Motion carried unanimously.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD

**HEARING OF DELEGATIONS
AND INDIVIDUALS**

RICHARD L. ZIMMERMAN
Secretary.

None.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, February 1, 1972

The February 1st meeting of the Housing Commission was called to order by President Riley.

ROLL CALL

Present: Commissioners Bates, Blair, Clapp, Riley, Sliker.

The minutes of December 21, 1971 were approved as submitted.

The minutes of January 18, 1972 were approved as amended.

COMMUNICATIONS

1. Copies of a letter were distributed from Mrs. Marion Jones regarding a fund raising campaign for sickle cell anemia. A letter is to be written and signed by President Riley assuring her of the support of the Commission in her efforts to fight sickle cell anemia.

2. A letter was read from Mr. Raymond Guernsey, Planning Director, recommending that the house located at 510 S. Chestnut Street, should not be leased for public housing for the reasons stated therein.

MICH. 58-1 (Leased Housing)

One empty and six boarded. A motion was made by Commissioner Bates, supported by Commissioner Sliker, and carried to have the Director write a letter to the owners negotiating the disposal of the following six vacant houses which are unrentable due to their sub-standard condition.

605 W. Lenawee

912 W. Lenawee

624 Park Place

108-110 S. Logan

508 S. Pine

MICH. 58-2 (Mt. Vernon Park)

One empty.

MICH. 58-3 (Hildebrandt Park)

No vacancy.

MICH. 58-4 (Acquisition)

No vacancy.

MICH. 58-5 (54 units of housing being built by Mulder & Sons, Inc.)

Five empty.

MICH. 58-6 (Oliver Tower Apartments)

Four empty.

MICH. 58-7 (LaRoy Froh)

One empty and one assigned.

MICH. 58-8 (Scattered Sites)

No vacancy.

At the conclusion of the (lengthy) report, Board members asked questions regarding proposals to improve the area.

The Doxiadis Study will have a large bearing on the physical future of the area. Model Cities will also be responsible for increasing low and moderate income housing for the area.

A written report will be submitted in the near future.

PLANNING DIRECTOR'S REPORT

Personnel

Mr. Guernsey had submitted a contract to Board members for review which would entail authorization for a staff member for Model Cities to take care of the minutes of their meetings.

The resignation of Jeremiah Ford had been received and was reported.

The lowering from a Planner VI position

to a V position had been discussed and agreed upon with the prospective employee; Mr. Guernsey requested that the Board authorize the change.

Due to the fact that two Board members had been excused, a vote was not possible, however, it was the consent of the meeting for Mr. Guernsey to proceed.

Mr. Guernsey commended Jim Spackman and Dick Baker for the considerable extra time they had been putting in for completion of projects.

Motion by Fink, seconded by Anderson that James Spackman and Richard Baker receive commendation.

Motion carried by unanimous vote.

ADJOURNMENT: 11:20 P.M.

RAYMOND C. GUERNSEY,
Secretary,
Lansing Planning Board

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, February 22, 1972

The meeting was called to order by Vice-Chairman Lane Jessop at 7:40 p.m.

Board Meeting held on January 25, 1972, as mailed.

ROLL CALL

Present: Miss Egbert, Messrs. Bunting, Hilley, Jessop, Rosa and Shaw.

Supported by Mr. Bunting.

Motion carried unanimously.

Excused Absence: Dr. Griffin.

REPORT OF COMMITTEE

a. Personnel Committee—

Mr. Irving Shaw

Guests in Attendance: Douglas McKinstry, Program Coordinator for LCC; James Spackman, Community Renewal, Planning Department; Lloyd Moles, The State Journal; Merle Peacock, Arthur Richardson, Sam Clay, Harold Burnett, Thomas Freeman, Ronald Stonehouse and Judy Kooner, Redevelopment Department.

Mr. Shaw reported that the new staff position of Real Estate Coordinator VIIA, as recommended by the Redevelopment Board, has been approved by City Council on February 21, 1972.

Mr. Zimmerman introduced Mr. Ronald Stonehouse who will be replacing Mr. Ronald Starr as Accountant for the Redevelopment Department. Mr. Starr resigned recently.

Also, Mr. Shaw reported that the recommendation of the Board at the January 25th meeting to reclassify the Director position from X to XI and the Redevelopment Assistant Position from VIII to IX is being considered by the Personnel Director and City Council Personnel Committee. Mr. Shaw stated that he has talked

A motion was made by Mr. Shaw to approve the minutes of the Redevelopment

with the Personnel Director who has advised him that it will not be necessary for the Personnel Committee of the Board to meet with the City Council Personnel Committee.

b. Riverparks Committee—

Mr. Glenn Hilley

Mr. Hilley reported that the Riverparks Committee met on February 10, 1972 for the purpose of reviewing the revised plans and reduced cost estimate for development of the park site in Project No. 1 (Parcels 16 and 17).

The committee firmly decided to retain the theme of "Lansing of Yesterday" with the focal point being a bandstand and to develop the site as a passive park.

After discussing various ways to reduce the cost, the committee asked to have their ideas utilized by the Parks Department Staff to develop a plan and cost estimate within the proposed budget limitation.

c. Real Estate Appraisal Committee—

Mr. Lane Jessop

Mr. Jessop reported that the Real Estate Appraisal Committee met on February 17, 1972 for the purpose of considering the following:

1. Approval of Fair Market Value and authorization of the Director to submit to HUD a signed request for concurrence in the maximum acquisition price for: A Portion of Parcel 65-1 and the purchase to remove restricted access right to Parcel 65-2, in Project No. 2, Mich. A-6.

Mr. Jessop asked Mr. Zimmerman to explain the basis for the fair market value.

The subject parcel is a portion of Parcel 65-1 and is a triangular, landlocked piece of land consisting of 1,230 square feet, located at the southwest corner of Saginaw and Grand. The State of Michigan Highway Department wishes to retain a 10 foot right-of-way along Saginaw Street. In addition, Parcel 65-2 (previously acquired by the City) has been encumbered with limited access rights, imposed upon this parcel by the State of Michigan when the State originally sold the property to Mr. Elijah Basel. The condemnation rights of the City does not apply to the state, therefore, the City has been negotiating with and has received the State's willingness to sell. The State Highway Department had their real estate staff appraiser, Mr. Silvio Fortino, make two appraisals; one, on the portion of 65-1 and the other on the access rights on 65-2. On Parcel 65-2 the value was set forth by considering value without the restricted limited access rights and the value with the restricted limited access rights. In this manner, the value of the restricted access rights, alone, was established.

Mr. Herbert Streukens, Review Appraiser, reviewed the State's appraisal

reports and stated that he concurred in the method of arriving at value of the limited access rights (Parcel 65-2) and the value placed on the 1,230 square feet (a portion of Parcel 65-1) and that he concurred in the value placed on the property by the State Highway Department.

Mr. Jessop continued by stating that the Committee considered the two appraisal reports made by Mr. Fortino (Staff appraiser for the State of Michigan Highway Department); a letter written by Mr. Kenneth Winters, Manager of Excess Property Section, State of Michigan; Mr. Zimmerman's letter of response to Mr. Winter; and Mr. Streukens' Review Appraisal Report

After thorough consideration, the Real Estate Appraisal Committee approved the recommended total value set forth within the Highway Department appraisals as the maximum acquisition price of access rights, presently encumbering Parcel 62-2 and that portion containing 1,230 square feet of Parcel 65-1, Urban Renewal Project No. 2, Mich. A-6; and, further, authorized the Director to submit a request to HUD for concurrence in the maximum acquisition price of both parcels.

A listing, prepared for this acquisition, and an explanation of establishing fair market value was signed by the Real Estate Appraisal Committee and will be retained in the Redevelopment Office Files.

A motion was made by Mr. Bunting that the Redevelopment Board accept the Real Estate Appraisal Committee Report.

Support by Miss Egbert.

Motion carried unanimously.

2. Recommended Execution of an Amendment to a Contract, dated June 9, 1971 by and between the City of Lansing and H. H. Streukens

Due to the workload remaining in Blocks 65, 66 and 68, Project No. 2 and the additional consulting services that will be required from Mr. Streukens as Review Appraiser, a request was made to amend the original contract between the City of Lansing and Herbert H. Streukens for Review Appraiser and Consultant Services.

Additional services include the following, but not limited to: Review of property owner appraisals, conferences with the appraisal Committee and meetings with the property owners to discuss lessee/lessor interest.

The committee agreed to approve and to recommend to the Board, the amendment to Mr. Streukens' original contract which is a request for an amount not to exceed \$1,200.

A motion was made by Mr. Rosa that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be

authorized and directed to sign the amendment to the original contract, dated June 9, 1971, for the professional services as review appraiser and consultant between the City of Lansing and Herbert H. Struickens, MAI, ASA for Blocks 65, 66 and 68 in Urban Renewal Project No. 2 Mich. A-6. The compensation is for a total amount not to exceed \$1,200.

Supported by Mr. Shaw.

Motion carried unanimously.

Mr. Jessop stated that the next item of the committee report pertaining to condemnation will be covered later in this meeting under Land Acquisition Report.

REPORT OF OFFICERS

a. Management Systems—Presentation by Consultant (Barton-Aschman Associates, Inc. scheduled for March 10, 1972.

Mr. Zimmerman distributed copies of the Management System Report. This report was prepared by Barton-Aschman Associates, specifically for Project No. 2. Mr. Zimmerman stated that he had contacted Dr. Griffin and he suggested that a formal presentation be made to the Board Members by Barton-Aschman . . . this will enable the Board to have a better understanding of the Management Systems. Dr. Griffin has concurred in the suggestion and, therefore, a dinner meeting is being scheduled for Friday, March 10, 1972, 6:00 p.m. at which time the formal presentation will be made to the Mayor, City Council and the Redevelopment Board Members.

b. Appointment of Grievance Hearing Committee, Project No. 2

The Relocation Grievance Procedures, recommended by the Redevelopment Board (at its meeting in January 25, 1972) and approved by the Citizens' District Council No. 1 (February 1, 1972) have been approved by City Council.

Due to being ill, Dr. Griffin forwarded a list of appointments to the Relocation Grievance Committee to the Vice Chairman Lane Jessop. Mr. Jessop submitted the names of the Committee appointments as follows:

DONALD BUNTING,
Chairman

IRVING SHAW

JACK GRIFFIN

c. Status of Condemnation, Project No. 1, Mich. R-87 Mr. Bruce King

Mr. Jessop asked Mr. King to report on the status of condemnation for Project No. 1, Mich. R-87.

Mr. King reported that since November 1971 there have been four cases tried in Circuit Court. The property owners had previously contested the value offered by the City. The results of the four cases are as follows:

—Parcel 4-10, Bishop Property—The court decision on value was the same amount as offered by the City.

—Parcel 10-19, Detroit Hotel—the court decision was in an amount of approximately \$4,000 more than the City had previously offered.

—Parcel 7-10, Washington Grill—The court decision was in an amount of approximately \$5,000 more than the City had offered.

—Parcel 10-4, Broadway Lunch—The property owner did not appear in court to contest value, therefore, the amount previously offered by the City was uncontested.

Mr. King, further, reported that the Leonard Wholesale Distributors' trial on value of the property has been scheduled on the court calendar for April 3, 1972. This leaves only one property to be tried, which is the Kewpee Restaurant, and the trial date will be scheduled as soon as possible.

Mr. Zimmerman and the Redevelopment Board Members Complimented Mr. King on his manner of handling these condemnation cases.

REPORT OF DIRECTOR

a. Report on Land Acquisition, Project No. 2, Mich A-6

Mr. Zimmerman reported, there has not been any additional Agreements to Purchase signed since the last Board Meeting (January 25, 1972). The total remains at 28 parcels, to date. Title has been conveyed on one parcel since the last Board Meeting (Parcel 68-26). 24 parcels were previously reported, plus this one makes a total of 25 parcels on which title has been conveyed.

Condemnation—(Delayed from the Real Estate Appraisal Report).

Mr. Zimmerman continued his report by listing the 12 parcels remaining within Project No. 2 which are unacquired as follows: (First Year Acquisition) Parcels 65-7, 68-7, 68-9, 68-13, 68-14, 68-15, 68-16, 68-19, 68-23, 68-24 and 68-25.

All negotiations unresolved by March 1, 1972 will be considered for condemnation proceedings. Procedures prior to instituting condemnation proceedings were outlined as: (1) A final offer to purchase letter will be submitted to the property owners—to be

mailed 7 to 10 days prior to the Board recommending that condemnation is to proceed; (2) Board recommendation to City Council authorizing Mr. Bruce King to initiate condemnation; (3) Written notification to the Citizens' District Council advising them of condemnation; (4) Written notification to HUD of the intent to proceed with condemnation; (5) Providing the CDC does not request a public hearing, a resolution is to be adopted by City Council authorizing Mr. King to proceed with condemnation (6) After City Council adopts the resolutions entitled, "Declaration of Taking" and "Statement of Necessity" Mr. King will proceed with appropriate legal preparation.

Mr. Zimmerman suggested that a Board Meeting be held approximately March 15, 1972 for Board review of each parcel to be considered under condemnation proceedings and make their recommendation to City Council.

b. Status of Land Use Study for Urban Renewal Project No. 2 (A letter was enclosed with Agenda).

Although the letter, which each Board Member received, is self-explanatory, Mr. Zimmerman briefly commented that the Citizens' District Council No. 1 has approved the Land Use Study for Project No. 2, subject to resolving the Ottawa Street Bridge, formally, and the City Market relocation. The CDC understands that they will have an opportunity to review the final land use study prior to the public hearing.

Mr. Rosa inquired whether the CDC has any reservations and Mr. Zimmerman replied that they do not want residential development in the area under study.

c. Status of Parcel 15, Project No. 1, (A letter was enclosed with Agenda).

Mr. Zimmerman advised the Board that he has not had any response to the letter, dated February 16, 1972, submitted with the agenda which he wrote to Mr. James Park as attorney for the First Block Developer (LARC). However, he stated that he hopes to have an answer within 30 days so that a meeting can be arranged with the developer . . . the problem appears to be that of communication.

d. Washington Square Mall—

Mr. Zimmerman recalled that preliminary plans were received about three years ago for the three-block area on Washington, north of Michigan, in Urban Renewal Project No. 1. The Mall concept has been approved by the Redevelopment Board, Planning Board, Department Heads, A citizens' Advisory Committee, as well as City Council. The final plans were received and presented to these same persons in June 1970. After working out problem areas with Utility Firms and City Department Heads, the plans were revised accordingly and approved.

The way is now becoming clear for con-

struction to begin; the sewer work, affecting the area, is scheduled for completion by June 1, 1972 and, therefore, construction of the pedestrian mall can begin by approximately June 1st.

It was agreed that there should be a Mall Committee Meeting in the very near future. Arrangements will be made for the consultant, Johnson, Johnson and Roy, to attend and the committee will be notified of the time and date.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

a. Request Approval for the Director and One Staff Member to attend the Michigan Chapter of NAHRO Meeting, scheduled to be held in Ann Arbor, Michigan February 25, 1972

b. Request for the Director and One Staff Member to attend NAHRO's 1972 Renewal Workshop, scheduled to be held in Washington, D. C., March 22-24 1972.

Motion was made by Mr. Hilley that the Redevelopment Board grant approval for the Director and One Staff Member to attend the Michigan Chapter of NAHRO Meeting on February 25, 1972 and approval for the Director and One Staff Member to attend NAHRO's 1972 Renewal Workshop March 22-24, 1972.

Supported by Mr. Shaw.

Motion carried unanimously.

EXCUSED ABSENCES

A motion was made by Mr. Rosa that the Redevelopment Board grant an excused absence to Dr. Jack Griffin.

Supported by Mr. Jessop.

Motion carried unanimously.

HEARING OF DELEGATIONS AND INDIVIDUALS

Mr. Bunting stated that he wished to speak as an individual, not as a Board Member, concerning the parking problem in downtown Lansing, which evolved as a greater issue when the North Capitol Avenue and the North Grand Avenue Ramps

were opened and surface parking was eliminated.

He felt the problem should receive attention because it will affect what will happen in the Urban Renewal Area. He pointed out the dissatisfaction expressed by the employees of the State and the affect it will have on the business community if they carry out their proposed boycott of downtown Lansing businesses.

Mr. Zimmerman explained to Mr. Bunting that surface parking was initiated within Urban Renewal Project No. 1 as a temporary resource until adequate parking was provided by the means of constructing the parking ramps. Due to the fact that the land was acquired with urban renewal funds, the Redevelopment Department was required to charge the Parking Division a rental fee and the Redevelopment Department received a rental fee of 50 percent of the gross parking revenue collected. When the ramps were opened, the Parking Division was no longer able to continue paying a rental fee while, at the same time, they had to pay the bond commitments for construction of the ramps. The Traffic

Department presented this matter to City Council Building and Properties Committee, and it was decided that surface parking should be discontinued.

Since that time a group of businessmen concerned about the parking situation has met with City Council members in regard to this same problem, but the problem is still unresolved.

Most of the Board members agreed that this is not a matter of Redevelopment Board concern, per se.

However, Mr. Zimmerman stated that he would discuss the matter with City Council and the Traffic Director, but the decision must come from them; he can only inform them.

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD
Richard L. Zimmerman
Secretary.

OFFICIAL PROCEEDINGS OF THE HOUSING COMMISSION OF THE CITY OF LANSING

Proceedings, March 7, 1972

The March 7th meeting of the Housing Commission was called to order by President Riley.

ROLL CALL

Present: Blair, Clapp, Riley, Sliker.

Absent: Bates.

Visitor: Nobyn D'Haene, Architectural Inspector

The minutes of February 15 and February 28 were approved as amended.

COMMUNICATIONS

A letter was read from Geert D. Mulder and Sons indicating that lot No. 75, Woodlawn subdivision, had been sold to another buyer and, therefore, was not available.

DIRECTOR'S REPORT

MICH. 58-1 (Leased Housing)

A meeting had been held with Lansing Board Rental Corporation to discuss disposition of the following houses leased from them by the Lansing Housing Commission.

912 West Lenawee—The Maintenance Superintendent of the Lansing Housing Office is preparing this house for return to LBR. The Housing Office had decided that the house could be renovated for less than the \$3,500 to \$4,000 requested by LBR to break the lease.

605 West Lenawee—The Project Manager, Maintenance Superintendent, and the Director analyzed the condition of this house which has had the plumbing, electrical fixtures, and other items stripped from the building. Upon careful consideration of costs required to refurbish the unit to the state and condition in which it was leased it was estimated that the

(10) The Director requested a motion to pass the following resolution to establish a Clerk III position to hire an Executive Secretary for the Housing Office.

RESOLUTION NO. 244

Whereas Resolution No. 242 changed a position from a Clerk I to a Clerk III position and

Whereas the Department of Housing and Urban Development had authorized such a change of classification and

Whereas a recent court ruling by the Federal Wage Control Board request that

no reclassifications be approved by the city of Lansing for any reason

Therefore Let It Be resolved that Resolution No. 242 be rescinded.

Motion made by Commissioner Clapp, supported by Commissioner Sliker, to adopt Resolution No. 244, and upon roll call the ayes and nays were as follows:

Ayes: Blair, Clapp, Riley, Sliker.

Nays: None.

The President thereupon declared the motion carried.

The meeting was adjourned.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, March 16, 1972

The meeting was called to order by Dr. Griffin at 4:40 p.m.

ROLL CALL

Present: Miss Egbert, Messrs. Griffin, Hilley, Jessop and Shaw.

Excused Absences: Messrs. Bunting and Rosa.

Guests in Attendance: Bruce King, Special Assistant City Attorney; Lloyd Moles, The State Journal; Merle Peacock, Sam Clay, Arthur Richardson, Harold Burnett, Ronald Stonehouse and Thomas Freeman.

The minutes of the February 22, 1972 meeting will be submitted for approval at the March 28, 1972 meeting.

REPORT OF COMMITTEE

None.

REPORT OF OFFICERS

None.

REPORT OF DIRECTOR

a. Current Status of the Negotiations on all Unacquired Properties Scheduled for Acquisition in Urban Renewal Project No. 2, Mich. A-6

Mr. Zimmerman reported that since the last Board meeting, February 22, 1972, offers to purchase have been accepted on Parcels 65-7, 68-7 and 68-24-28 previously reported, plus these three parcels, makes a total of 31 parcels on which agreements to purchase have been signed, as of this date. Since the last Board meeting, title has been conveyed on Parcels 68-22 and 68-27-25 were previously reported, plus these two, makes a total of 27 parcels on which title has been conveyed. Parcel 65-1, owned by the State of Michigan Highway Department, is not subject to eminent domain proceedings; however, as previously reported, negotiations are being resolved and the "application to purchase and agreement of sale" will be signed in the near future.

There are a total of 40 parcels scheduled for acquisition under the First Year neighborhood Development Program for Urban Renewal Project No. 2, Mich. A-6 and this leaves 8 parcels unacquired.

b. Request for Board Recommendation to City Council that Mr. Bruce King, Special Assistant City Attorney, be

authorized to Institute Condemnation Proceedings on Unacquired Properties Scheduled for Acquisition during the First Year, Urban Renewal Project No. 2, Mich. A-6.

Mr. Zimmerman reported that Parcels 68-9, 68-13, 68-14, 68-15, 68-16, 68-19, 68-23 and 68-25 (8 parcels) are the unacquired parcels. Each property owner has received a final written offer to purchase, dated March 6, 1972. The letters were either hand delivered or mailed by certified mail to all lessee and lessor interests in the properties.

Mr. Zimmerman read the letters, dated March 6, 1972, which verified that the content of the letters included fair market value offered on real estate and immovable fixtures, where applicable, the basis for arriving at fair market value and a reply requested by March 16, 1972 (at the date of this meeting). The letter stated that, in the event they did not reply by March 16, 1972 it would be necessary to refer this matter for the institution of eminent domain proceedings, pursuant to Act 295, Public Acts of 1966, as amended.

Mr. Zimmerman continued his report by reviewing, separately, the negotiations that have taken place on each parcel of land with the property owners or their authorized representatives. The Redevelopment Department Staff has been in contact, continually, with the property owners, for the past several months, and will continue to negotiate up to the time of actually beginning condemnation proceedings. All negotiations by telephone, in person or in writing are recorded in the Redevelopment Office files.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that Mr. Bruce S. King, Special Assistant City Attorney be authorized and directed to file condemnation proceedings on the following properties within Urban Renewal Project No. 2, Mich. A-6; Parcels 68-9, 68-13, 68-14, 68-15, 68-16, 68-19, 68-23 and 68-25.

Supported by Mr. Shaw.

Motion carried unanimously.

This recommendation will be submitted to the Mayor and City Council and upon receiving this notification, the Mayor will notify the citizens' district Council No. 1, in writing, that condemnation action is being contemplated.

This 20 day notice to the citizens' district council is required by State law, Act No. 344, as amended. Mr. Zimmerman stated that he will advise City Council of this 20 day waiting period. The Citizens district council will have 20 days in which to submit any objections to the contemplated condemnation proceedings. If there are any objections submitted, the State law requires that a public hearing be scheduled to consider the contemplated condemnation action.

Mr. Zimmerman advised the Board that at the citizens' district council meeting held on March 7, 1972, he reviewed the status of negotiations with the citizens' Council and at that time the citizens' council unanimously passed a motion stating that they have no objections to condemnation action and further stated that they could see no benefit to delaying such action.

Assuming the notices to the citizens' district council are mailed by March 20, 1972, City Council would be considering two resolutions on April 10, 1972, at their regular meeting, namely: a resolution of "a Statement of Necessity" and a resolution of "a Declaration of Taking."

Mr. Zimmerman further advised the Board that prior to instituting condemnation action, it is necessary to notify HUD at least 7 days prior to such action. This notice will be submitted to HUD, at least 7 days prior to April 10, 1972 (tentative date of City Council action).

Mr. Kink stated that, assuming the City Council adopts the resolutions authorizing the proceeding with condemnation action, he will submit a petition to the Court, immediately thereafter. As soon as the Court has received the petition, the property owner will have 10 days, in which time to contest necessity. The basis for this action is fraud or abuse of discretion by the City Council in their determination of the properties to be selected for Urban Renewal. If the property owner contests necessity, the court would set a date for a hearing on the matter. If the property owner does not contest necessity during this 10 day period, title of the property will transfer from the property owner to the city and the court will reserve the right of the property owner to contest total value on the property at a later date.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

None.

EXCUSED ABSENCES

A motion was made by Mr. Jessop that excused absences be granted to Mr. Donald Bunting and Mr. Clarence Rosa.

Supported by Miss Egbert.

Motion carried unanimously.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 5:40 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD

Richard L. Zimmerman
Secretary

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, March 28, 1972

The meeting was called to order by Dr. Griffin at 7:30 p.m.

ROLL CALL

Present: Miss Egbert, Messrs. Bunting, Griffin, Jessop, Rosa and Shaw.

Excused Absence: None.

Guests in Attendance: Douglas McKinstry, Program Coordinator, LCC; Charles Anderson, Model Cities Liaison Representative; Robert Terry, Planning Department; Lloyd Moles and Curt Hanes, The State Journal; Merle Peacock, Judy Koonter, Sam Clay, Harold Burnett and Ronald Stonehouse, Redevelopment Department.

A motion was made by Mr. Jessop to approve the Redevelopment Board minutes of February 22, 1972, as mailed.

Supported by Mr. Shaw. The motion carried unanimously.

A motion was made by Mr. Jessop to approve the Redevelopment Board Minutes of March 16, 1972, as mailed.

Supported by Mr. Shaw. The motion carried unanimously.

REPORT OF COMMITTEES

a. Washington Square Mall Committee—Mr. Clarence Rosa

Mr. Rosa reported that a Mall Committee Meeting was held on February 28, 1972. During the first hour of the meeting, Mr. Zimmerman reviewed the activities and progress that has taken place during the last seven years pertaining to the plans for Washington Squares). The remainder of the meeting, the committee met with the consultants, Johnson, Johnson and Roy, and Mr. William Ancell of the Public Service Department. The final plans were briefly reviewed with the consultant who is also responsible for preparing bid documents and overseeing construction. The bid documents are to be completed by April 1, 1972, with construction to begin about the first week of June 1972.

In response to a question by Dr. Griffin whether the type of brick to be used in the brick bands was researched further by Johnson, Johnson and Roy, Mr. Zimmerman replied that they feel this will not be a problem as it is in the Capitol Plaza. The brick in the Capitol Plaza covers larger sections, as opposed to brick bands in the mall. However, Johnson, Johnson and Roy intend to discuss this further with the suppliers.

b. Riverparks Committee—Miss Lynda Egbert

Miss Egbert reported that the Riverparks committee met on March 16, 1972. At the meeting, the committee was advised of Mr. Glenn Hilley's resignation from the Redevelopment Board and the need to appoint a new committee Chairman to replace him.

The Joint-Riverparks Committee elected Miss Egbert to serve as Chairman of this committee.

Mr. Zimmerman asked the committee to consider the following: "Assuming a decision has been made by City Council not to proceed with the construction of the Ottawa Street Bridge, that the Ottawa Street Right-of-way be closed and made a part of the Riverfront Park Plans (with adequate right-of-way to be provided to the Board of Water and Light Power Plant)." This right-of-way is north and adjacent to the park site (Parcels 16 and 17, Project No. 1, Mich. R-87.)

Following discussion, the committee concurred in the above suggestion and agreed to ask their respective Boards (Redevelopment, Waterfront Development and Parks) to forward the recommendation to City Council.

Mr. Jessop asked if the committee considered the proposed turning radius and traffic signal at Ottawa and Grand.

Mr. Zimmerman replied that the committee had been informed and considered the turning radius as well as the additional 15 to 20 feet needed. Along the park site, to widen Grand Avenue between Michigan and Ottawa . . . this will be dedicated land.

Mr. Rosa asked if the Parks Department

has been involved in the committee meetings and Mr. Zimmerman replied that they have been included in all discussion and will be making a recommendation to City Council.

Miss Egbert continued her report by explaining that the committee agreed to recommend the purchase of the site; and development of the site, as economically as possible (which would mean a passive park consisting of sod, plantings, trees and woodchip walkways. Construction of the bandstand and deck will be delayed until a later time. They, also, allowed for the south 100 feet to be used during the construction of the Michigan Avenue Bridge. Therefore, the Riverparks Committee agreed to ask their respective Boards to forward a recommendation to City Council to purchase the site and development the site as economically as possible.

Motion was made by Miss Egbert that the Redevelopment Board recommend to City Council that a budget amount of \$178,000 be provided for the purchase of the proposed Riverfront Park Site (Parcels 16 and 17, Urban Renewal Project No. 1, Mich. R-8) located at the corner of Grand and Michigan; and, further, that funds be appropriated in the amount of \$12,000 for the development of the park. The development is to consist, basically, of sod, plantings, trees and woodchips walkways.

Supported by Mr. Rosa. Motion carried unanimously.

A motion was made by Miss Egbert that the Redevelopment Board recommend to City Council (assuming a decision has been made by City Council not to proceed with the construction of the Ottawa Street Bridge) that the Ottawa Street Right-of-Way, between Grand Avenue and the Grand River, be closed and made a part of the Riverfront Park Plans; with the provision that adequate right-of-way be provided to the Board of Water and Light Power Plant.

Supported by Mr. Jessop. Motion carried unanimously.

c. Personnel Committee—Mr. Irving Shaw

Mr. Shaw stated that he had discussed the reclassification of the Director and Redevelopment Assistant, as per the Board recommendation at the January meeting, with Mr. Bodwin, and had been encouraged that the recommendation would be approved. However, about February 25, 1972 a statement was issued to all city Departments that, unless and until, a modification in the current rulings by the Federal Wage Control Board is made, no request for job reclassifications can be approved by the City for any reason. Therefore, no action has been taken.

REPORT OF OFFICERS

a. Resignation of Mr. Glenn Hilley

Dr. Griffin reported that on March 7,

1972, Mr. Glenn Hilley submitted a letter of resignation from the Redevelopment Board, effective March 17, 1972, to Mayor Graves (a copy of the letter was submitted with the agenda). Mayor Graves has notified City Council.

Mr. Zimmerman reported that he has met with Mr. Jessop and Councilman Belen as well as Mr. Black, Executive assistant to the Mayor, concerning a replacement; however, to date, an appointment has not been made.

b. Appointment of a new Chairman for the Riverparks Committee and the appointment of a new committee member to replace Mr. Hilley.

Dr. Griffin appointed Miss Lynda Egbert to serve as Chairman of the Riverparks Committee, replacing Mr. Hilley and he (Dr. Griffin) will serve as a member of the Riverparks Joint-Committee.

Mr. Hilley served on the Real Estate Appraisal Committee and since there may be a need for a committee meeting prior to a new Board Member being appointed, it was agreed that Dr. Griffin would serve as an interim member.

REPORT OF DIRECTOR

a. Notice of HUD Approval of an additional \$1,275,000 for Project No. 1, Mich. R-87 (a copy of the breakdown was enclosed with the agenda)

Mr. Zimmerman reported to the Board that approval has been received from HUD for an additional \$1,275,000 for Project No. 1, Mich. R-87. He reviewed the breakdown of the revised budget figures (which was enclosed with the agenda). At the September 1971 Board Meeting, the Redevelopment Board recommended approval of a resolution authorizing the Director to file the Fifth Amendatory to obtain sufficient federal funds for the completion of the site improvements in Project No. 1. The request was made for \$1,479,530; however, \$1,275,549 was approved.

b. Approval for Execution of Loan and Grant Contract Fifth Amendatory in the amount of \$1,275,00, Urban Renewal Project No. 1, Mich. R-87.

As a result of receiving the additional \$1,275,549, a contract has been executed by the Mayor and City Clerk.

A motion was made by Mr. Rosa to approve the report.

Supported by Mr. Jessop. Motion carried unanimously.

c. Status of Refinancing of Project No. 1, Mich. R-87 (a copy of the financing information was enclosed with the agenda)

Mr. Zimmerman reviewed the refinancing report previously submitted to the Board. This report explained the amount needed which will provide funds for project expenditures; however, most of the funds will be used to proceed with site improvements within Project No. 1.

The maturity date for the current loan note issue is June 2, 1972 for \$3,735,000 and \$4,652,000 is the amount proposed for new loan notes. The date for advertising for bids for the new loan note issue is April 18, 1972; bid openings will be May 2, 1972, and the closing date is May 31, 1972.

The Board and City Council previously approved a Master Loan Note Resolution; however, Mr. Zimmerman stated that he will keep the Board informed when the bids have been opened, the name of the successful bidder and the interest rate.

d. Status of Negotiations with LARC (First Block Developes) for disposition Parcel 15, Project No. 1, Mich. R-87)

Mr. Zimmerman distributed copies of the following (which were read at the Board Meeting):

1. A letter, dated March 10, 1972, from Mr. Kemmons Wilson, Chairman of the Board of Holiday Inn, to Mr. Francis Fine;
2. A letter, dated March 21, 1972, from Mr. Francis Fine to Mayor Graves;
3. A letter, dated March 27, 1972, from Mayor Graves to City Council.

Mr. Zimmerman, then, reported to the Board that he was advised of the Lansing Area Redevelopment Company's decision to withdraw as developer of the First Block (Disposition Parcel 15, Project No. 1, Mich R-87) on Tuesday, March 21, 1972, by Councilman Belen. Later that afternoon a meeting was held in the Mayor's Office to discuss the matter. Attending the meeting were Mayor Gerald W. Graves, Councilman Lucile Belen, Mr. Francis Fine and himself (Mr. Richard L. Zimmerman); and, upon conclusion of the meeting, the formal announcement was released to the news media.

Mr. Zimmerman advised the Board that on Monday, March 27, 1972, he received the letter which Mayor Graves wrote, notifying City Council of the Lansing Area Redevelopment Company's decision and that a statement, included within the letter, advised the City Council that Mayor Graves had held two meetings with a potential developer. Mr. Zimmerman informed the Board that he has not attended the meetings, nor does he have any knowledge of who the potential developer could be.

Following the above report, Mr. Zimmerman outlined suggestions for Board action and land marketing recommendations with respect to Parcel 15 (this was submitted

to the Board in written form and read by the Board Members at the meeting).

Recommendation No. 1—

The Redevelopment Board recommends to City Council the termination of the contract for Sale of Land by and between the Lansing Area Redevelopment Company and the City of Lansing and further that the good-faith deposit submitted by the Redeveloper in the amount of \$17,960 be retained by the City of Lansing.

Dissussion followed pertaining to this recommendation. The Board considered the notice of withdrawal submitted by LARC and the precedent previously set by the Board in retaining a deposit of a developer unable to proceed.

A motion was made by Mr. Rosa that the Redevelopment Board recommend to City Council the termination of the Contract for Sale of Land by and between the Lansing Area Redevelopment Company and the City of Lansing and further that the good-faith deposit submitted by the developer in the amount of \$17,960 be retained by the City of Lansing.

Supported by Mr. Jessop. Motion carried unanimously.

Recommendation No. 2—

That the minimum disposition value for Parcel 15, be retained as a value for offering the property . . . subject to HUD concurrence.

Discussion followed regarding the minimum disposition value for Parcel 15 and the establishing of a timeperiod for inviting proposals to purchase and develop Parcel 15. Mr. Zimmerman restated his request for Board consideration that the minimum disposition value, in the amount of \$4.00 per square foot, be retained as value for offering the property to prospective developers. Since this is the key block to the redevelopment of downtown Lansing, it would be an incentive to attract developers; a developer on this property will attract developers to the remaining parcels in Project No. 1; it would allow the Redevelopment Board to proceed with the selection of a new developer within the suggested time-period (by September 1, 1972). If a new value needs to be established on this parcel, it will mean that reuse appraisals will be needed and this would require at least 60 days and approximately an additional 30 days for HUD approval beyond the 60 days . . . this could result in a delay of redevelopment by six to twelve months.

A motion was made by Mr. Rosa that the Redevelopment Director proceed on the basis that the established minimum disposition value for Parcel 15, Project No. 1, Mich. R-87, in the amount of \$4.00 per

square foot, be retained as a value for offering the property to prospective developers . . . subject to concurrence by the Detroit Area Office of HUD.

Supported by Mr. Shaw. Motion carried unanimously.

Mr. Zimmerman stated that if HUD does not concur in the established land value on Parcel 15 or if there is any need for Board action, he will report back to the Board and make the necessary adjustment in procedures.

Recommendation No. 3—

That a time-period for inviting proposals to purchase and develop Parcel 15 be established as September 1, 1972.

Mr. Zimmerman continued by outlining procedures and the basis of award for selecting a developer, and specifically for Parcel 15.

He further stated that he felt it is advisable to obtain the aid of a qualified consultant to provide assistance to the City of Lansing in promoting the sale of Parcel 15 and all other available disposition parcels within Urban Renewal Project No. 1.

The Board concurred in the suggestions.

A motion was made by Mr. Rosa that the Redevelopment Board determine the following action be appropriate procedure for the purpose of selecting a new developer of Disposition Parcel 15, Project No. 1, Mich. R-87 (First Block Development):

1. Disposition Parcel 15 is to be made available to any and all developers who may be interested; and that a time-period be established for inviting proposals to purchase and develop Parcel 15, with the termination date for receiving proposals being September 1, 1972.
2. The procedure and basis of award will be: "A negotiated disposal under open competitive conditions . . . with the proposals received being evaluated on the price offered for the land and the best proposed development which meets the objectives of the Urban Renewal Plan.
3. The principal land uses retail; however, the Urban Renewal Plan, also, Provides for office and hotel use.

Supported by Mr. Jessop. Motion carried unanimously.

Mr. Zimmerman suggested that it be on record that all developers will be considered and not approved until the termination date for receiving proposals (September 1, 1972)

A motion was made by Mr. Jessop that the Redevelopment Director advise the Mayor and City Council of the procedures and basis for award for the selection of Developers, and specifically Parcel 15, in Project No. 1, Mich. R-87; and further that the time-period for inviting proposals to purchase and develop Parcel 15 is established by the Board as September 1, 1972.

Supported by Miss Egbert. Motion carried unanimously.

Mr. Zimmerman suggested that the services of a consultant be obtained who can provide assistance to the City of Lansing in promoting the sale of Parcel 15 and all other available disposition parcels within Urban Renewal Project No. 1. He outlined the scope of services which would be expected from the consultant:

1. Prepare a brochure giving information on the City of Lansing and the assets that the City has to offer. Information on the land available within Urban Renewal Project No. 1, with specific emphasis on Parcel 15.
2. Plan and prepare an advertising campaign that would be effective on a local, statewide and national basis.
3. Provide a list of prominent developers (from throughout the country). This would assist the City to make appropriate contacts for the purpose of marketing land which is available.
4. Propose new ideas which will assist in the efficiency of marketing urban renewal land.
5. Provide professional assistance (as requested) during the process of reviewing proposals submitted by developers.

Discussion followed pertaining to whether a committee should be appointed from the Board to review the proposals from consultants or whether to have the proposals presented to the entire Board.

It was decided to request proposals from qualified consultants; and, upon receiving their proposals, the Director will select the two best submissions and then make arrangements for the consultants to appear in person before the Board for final Board determination.

A motion was made by Mr. Jessop that the Redevelopment Director be authorized to proceed with requesting proposals from qualified Consulting Firms for the purpose of obtaining their professional services in promoting the sale of Parcel 15, Urban Renewal Project No. 1, Mich. R-87.

Supported by Miss Egbert. Motion carried unanimously.

e. Report on Land Acquisition for Project No. 2, Mich. A-6

Mr. Zimmerman stated that at the February 22, 1972 Board Meeting, agreements to purchase were reported for 28 parcels. A Board Meeting was held on March 16, 1972 and agreements to purchase were reported on three additional parcels (Parcels 65-1, 68-7 and 68-24), making a total of 31 parcels on which agreements to purchase have been signed. Since the March 16th meeting, one agreement to purchase has been signed (Parcel 68-19) making a total of 32 parcels.

With the negotiations on the State Highway being in progress (Parcel 65-1) and the 7 unacquired parcels, now scheduled for condemnations this makes a total of 40 parcels . . . the number of parcels which were scheduled for First Year Acquisition, Project No. 2, Mich. A-6.

At the February 22, 1972 Board Meeting, it was reported that title had been conveyed on 25 parcels. At the March 16th meeting, it was reported that title had been conveyed on two additional parcels (parcel 68-22, and 68-27) making a total of 27 parcels. Since the March 16, 1972 meeting, title has been conveyed on one parcel (Parcel 68-24), making a total of 28 parcels on which title has been conveyed.

f. A Request that the Mayor and City Clerk be authorized to Sign an Agreement with the State of Michigan entitled, "Application to Purchase and Agreement of Sale" for property within Project No. 2, identified as a portion of Parcel 65-1 and Parcel 65-2, Removal of Access Rights Restrictions.

Mr. Zimmerman briefly reviewed facts reported at previous Board Meetings in regard to the negotiations for Parcel 65-1 with the State of Michigan Highway Department and advised the Board that HUD concurrence has been received on the value and therefore appropriate action by the Redevelopment Board is needed in order to execute the Application of Purchase.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to sign an "Application to Purchase and Agreement of Sale" by and between the City of Lansing and the State of Michigan, Department of State Highways, Right of Way Division, Excess Property Section. The purpose of executing this agreement is for the purchase of property identified as a portion of Parcel 65-1 (1,230 square feet) and the limited access rights of Parcel 65-2, Urban Renewal Project No. 2, Mich. A-6. (This property is located on the southwest corner of North Grand Avenue and East Saginaw Street).

Supported by Mr. Bunting. Motion carried unanimously.

g. Request Approval to Submit Second Year NDP Application for Project No. 2, Mich. A-6.

The end of the First Year NDP for Project No. 2, Mich. A-6 is June 30, 1972 and it is necessary to file a second increment Neighborhood Development Program Application for Project No. 2, approximately 90 days prior to the beginning of the budget year (July 1, 1972).

The second year activities basically involves the completion of negotiations and the demolition of buildings previously acquired during the first year activities in Blocks 65, 66 and 68 and the activities previously discussed in the Board Meetings—which is the acquisition of all properties located in Blocks 245, 246 and Block 66, Parcels 1 and 2, plus some relocation and demolition of buildings located in Blocks 66, 245 and 246.

HUD issued a letter asking that Project No. 2 Second Year Increment Funding stay within a \$3.7 million Grant. However, upon review of the activities by the Redevelopment Staff and funds required to carry out these activities, it was determined that \$3.7 million was not a sufficient amount to fund the activities scheduled. Therefore, Mr. Zimmerman and Mr. Peacock met with HUD Representatives in the Detroit Area Office of HUD on March 21, 1972 and discussed Lansing's desire to obtain funds in excess of \$3.7 million. It was decided that Lansing should submit an application for an 18-months funding period; as opposed to the normal 12-months funding period; therefore, the second year increment loan request is for a grant of \$5,263,000.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council the adoption of a resolution authorizing the filing of a second increment of a Neighborhood Development Program Application for Project No. 2, Mich. A-6.

Supported by Mr. Rosa. Motion carried unanimously.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

Mr. Rosa expressed appreciation for Mr. Glenn Hilley's service to the Redevelopment Board during the last eight years, his expertise, sincere interest and competent participation. He recommended that the appropriate certificate of appreciation be prepared and signed by the Chairman and Secretary of the Board and presented to Mr. Hilley.

The Board unanimously agreed with Mr. Rosa's suggestion.

Dr. Griffin asked if the Printout Reports from Barton-Aschman would be submitted as previously indicated at the Management Systems Presentation on March 10th.

Mr. Zimmerman replied that these would be mailed as soon as they have been received by the Redevelopment Department. Barton-Aschman will be contacted in the near future in regard to this matter.

HEARING OF DELEGATIONS AND INDIVIDUALS

Mr. McKinstry reminded the Board Members of the scheduled millage election for Lansing Community College.

The meeting adjourned at 9:35 p.m.

NEW BUSINESS

None.

Respectfully submitted,

URBAN REDEVELOPMENT BOARD

Richard L. Zimmerman
Secretary.

EXCUSED ABSENCES

None.

OFFICIAL PROCEEDINGS OF THE BOARD OF TRUSTEES POLICEMEN'S AND FIREMEN'S RETIREMENT SYSTEM

Proceedings, April 19, 1972

April 19, 1972

Lansing Michigan

Retirement Board Room

8th Floor City Hall

8:30 A.M.

The Board of Trustees met in regular session and was called to order by Vice Chairman Hugo Hufnagel.

Present: Trustees Anas, Butler, Cochran, Hufnagel and Novello—5.

Absent: Trustee Graves Miller—2.

Vacancies Representative from Police Department—1.

Present: James W. Dowsett, Secretary.

The minutes of the regular meeting of March 15, 1972 were received and placed on file.

The Secretary reported 11 new members, 0 reinstatements, 1 retired and 0 refunds

since the last regular meeting bringing the total present annuity savings account to 518.

The Secretary reported retirement allowances paid for the month of March 1972 amounted to \$33,882.59.

It was moved by Trustee Novello, supported by Trustee Cochran that the City Attorney's opinion on duty disability retirees who retired prior to 1966 amendment be placed on file and accepted by the Board.

Adopted by the following roll call vote:

Yeas: Anas, Butler, Cochran, Hufnagel and Novello—5.

Nays: None.

It was moved by Trustee Novello, supported by Trustee Cochran that the preceding motion be amended to read that the Board concur with the City Attorney's opinion and that the Secretary be authorized and directed to contact all duty disability retirees involved and advise them of this action.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, April 25, 1972

The meeting was called to order by Dr. Griffin at 8:10 p.m.

ROLL CALL

Present: Messrs. Bunting, Griffin, Jessop, Rosa and Shaw.

Excused Absences: Miss Egbert and Mr. Jaynes.

Guests in Attendance: Douglas McKinstry, Program Coordinator, LCC; James Spackman, Planning Department; Bruce King Special Assistant City Attorney; Lloyd Moles, The State Journal; Merle Peacock Arthur Richardson Sam Clay, Ronald Stonehouse, Harold Burnett, Donna Collins, Redevelopment Department.

A letter was read to the Board Members confirming the appointment of Mr. John (Jack) Jaynes, Jr. as the new Redevelopment Board Member, replacing Mr. Glenn Hilley. Mr. Jaynes was unable to attend this meeting, due to a prior commitment.

Mr. Zimmerman introduced Mrs. Donna Collins, a new member of the Redevelopment Department Staff, replacing Mr. Ronald Stonehouse as Accountant. Mr. Stonehouse in, now, the Land Disposition Agent.

Mr. Jessop notified that Board that due to a previous commitment, he would be late. While waiting for Mr. Jessop, Mr. Zimmerman informed the Board of the activities which have taken place since the last Board Meeting, pertaining to the First Block Development.

After Mr. Jessop's arrival, the meeting resumed and Dr. Griffin asked to have the minutes recorded in proper sequence according to the agenda.

A motion was made by Mr. Rosa to approve the Redevelopment Board minutes of March 28, 1972, as mailed.

Supported by Mrs. Shaw.

Motion carried unanimously.

a. Mall Committee—Mr. Clarence Rosa

(A letter from Johnson, Johnson and Roy was enclosed with the agenda)

Mr. Rosa reported that at the last Mall Committee Meeting concern was expressed about the use and maintenance of brick walk pavement as one of the design features in the Washington Square Mall. Johnson Johnson and Roy were asked to review the brick installation procedure in order to insure a successful project.

Johnson, Johnson and Roy's opinion was that if the brick is installed correctly, the brick pavement will be satisfactory and will enrich the aesthetic appearance of the project.

A memo from Mr. William Ancell, assistant Director of Public Service, was read to the Board. The Public Service Department agreed with the opinion of Johnson, Johnson and Roy and they are taking every precaution possible to insure satisfactory brick walk paving. However, during their process of review, Johnson, Johnson and Roy came across an alternate method and they will check into it further.

Also, Mr. Rosa reported that the bid openings for mall construction is May 8, 1972, and the contracts are to be awarded about June 1, 1972.

b. Real Estate Appraisal Committee—Mr. Lane Jessop

1) Recommend Amendment to the Charles Green Appraisal Contract; and Amendment to the Malcolm Milks Appraisal Contract (Reoprt enclosed).

Mr. Jessop explained the reason for a need to amend the Real Estate Appraisal Contracts of Charles Green and Malcolm Milks, Real Estate Appraisers in Project No. 2, Mich. A-6.

At the time of executing their original contracts, dated November 2, 1971, it was not possible to be aware of extra work involved pertaining to Parcels 245-3 (Carrier-Stephens) and Parcel 245-6 (Dines) in Project No. 2. It has become necessary to appraise Parcels 245-3 and 245-6 on the basis of before and after value to determine the fair market value. Therefore, proposals to amend their contracts have been received from Mr. Green and Mr. Milks.

The amendment to Mr. Green's contract is for \$657.50 and the amendment to Mr. Milks contract is for an amount not to exceed \$1,407.50.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute an amendment to a contract, dated November 2, 1972, by and between Charles R. Green and the City of Lansing; and a contract, dated November 2, 1972, by and between Malcolm L. Milks and the City of Lansing (Real Estate Appraisers) to provide the City with the professional services of Mr. Green and Mr. Milks in performing additional workload on real estate appraisals regarding Parcels 245-3 (Carrier-Stephens) and Parcel 245-6 (Dines), Project No. 2, Mich. A-6. The additional compensation for the amendment to Mr. Green's contract is for an amount not to exceed \$657.50 and the additional compensation for the amendment to Mr. Milk's contract is for an amount not to exceed \$1,407.50.

Supported by Mr. Shaw.

Motion carried unanimously.

2) **Recommend Amendment to S. M. Dix and Associates, Inc. Contract (report enclosed with agenda).**

Mr. Zimmerman referred to the letter submitted with the agenda from S. M. Dix Fixture Consultants (dated January 28, 1972) in which they explained the basis for additional appraisal work pertaining to the movable and immovable fixtures for Roskam Baking Company, Parcels 246-10 and 11 in Project No. 2, Mich. A-6.

S. M. Dix submitted an appraisal report on the Roskam Baking Company which resulted in a difference of opinion on what was considered movable and immovable fixtures. Roskam's position on the matter is that they must relocate without any interruption to their business in order to avoid any default of contract with their customers.

S. M. Dix's opinion is that the problem can be resolved if the movable fixtures (necessary to continue Roskam Business Operation without interruption) are included in the acquisition offer by the City.

S. M. Dix proposed an appraisal of all the identifiable trade fixtures and establishment of a new replacement cost (value in place) by an amendment to their original contract for an additional amount not to exceed \$1,750.

Mr. King, Special Assistant City Attorney, reviewed this matter and his legal opinion, submitted in writing, supported the recommendation of S. M. Dix. Also, HUD officials from the Detroit Area Office made a personal inspection of the business and concurred in the request to proceed with the appraisal.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute an amendment to the contract by and between the City of Lansing and S. M. Dix and Associates, Inc. dated November 2, 1971. The purpose of this amendment is to provide the City of Lansing with the professional service of S. M. Dix and to appraise fixtures located within the Roskam Baking Company, Acquisition Parcels 246-10 and 11, Project No. 2, Mich. A-6. The additional compensation for this amendment to the contract is for an amount not to exceed \$1,750.

Supported by Mr. Shaw.

Motion carried unanimously.

c. **Personnel Committee—Mr. Irving Shaw Recommend Contract Employee for Maintenance Man IIB for Project No. 2 Mich. A-6 (A report was enclosed with the agenda).**

As Chairman of the Personnel Committee, Mr. Shaw explained the need to have a part time employee to maintain the acquired property within Project No. 2, Mich. A-6. This will be a contract employee (not a city employee) classified as Maintenance Man IIB.

The position, classification and salary have been reviewed and concurred in by the Personnel Department.

A motion was made by Mr. Shaw that the Redevelopment Board authorize the Director to hire a contract employee with the position title of Maintenance Man IIB.

Supported by Mr. Bunting.

Motion carried unanimously.

Also, Mr. Shaw reported that he has talked with Mr. Daniel Bodwin, Personnel Director, in regard to the reclassification of the Director and Redevelopment Assistant. Mr. Bodwin stated that as soon as the Pay Board Issue is resolved, priority will be given to making a decision on the reclassification of these two positions.

REPORT OF OFFICERS

Chairman—to appoint a Personnel Committee Member, replacing Mr. Glenn Hilley

Dr. Griffin appointed Mr. Donald Bunting to serve as a member of the Redevelopment Board Personnel Committee to complete the term of Mr. Hilley.

REPORT OF DIRECTOR

a. Selection of Marketing Consultant, Parcel 15, Project No. 1, Mich. R-87

Mr. Zimmerman reported that since the last Board Meeting, he has talked to several consulting firms and received four proposals from Developer Consultants for Disposition Parcel 15, Urban Renewal Project No. 1, Mich. R-87. The four proposals received were from:

Capital Advertising, Inc, Lansing
\$4,000

McKesson/Graham Associates, Inc., Lansing \$8,400

Robert Davenport Associates, Inc. Washington \$17,000

Larry Smith and Co., Inc., Northfield, Ill. \$4,500

The intent was that after the Redevelopment Director's review of the proposals, the consultant would make a personal presentation to the Board. Mr. Zimmerman apologized for not having the consultants at this meeting and explained the reason for this change in plans. The proposals were received from two of the consultants just two days prior to this meeting and there was not sufficient time to review the proposals and arrange for the consultant to attend this meeting.

Mr. Zimmerman reviewed each of the four proposals with the Board Members and recommended that the Board consider the proposals for marketing consulting services of Capital Advertising, Inc., and Larry Smith and Company and make their selection for a consultant from one of these two. He advised the Board that the proposal submitted by Capital Advertising did not include the total scope of services. Capital Advertising would prepare the marketing brochure and the advertising campaign. Mr. Zimmerman stated that he felt that Capital Advertising is very qualified in providing these two services. The proposal submitted by Larry Smith and Company does provide for the total scope of services which were requested. Mr. Zimmerman felt that they are very qualified as a market consultant and have sufficient experience in the advertising field relating to the preparation of a brochure and the advertising campaign.

Upon completing the review of each proposal, individually, a motion was made by Mr. Rosa that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute a contract by and between the City of Lansing and Larry Smith and Company, Inc., to provide the City with their professional services in the marketing of Disposition Parcel 15, Urban Renewal Project No. 1, Mich. R-87 (First Block Development). The compensation for the services rendered by Larry Smith and Company is for an amount not to exceed \$4,500.

Supported by Mr. Jessop.

Motion carried unanimously.

b. Status of Acquisition, Project No. 2, Mich. A-6.

Mr. Zimmerman stated that at the March 28, 1972 Board Meeting, Agreements to Purchase were reported on 32 parcels. Since that meeting, one agreement to purchase has been signed (Parcel 68-16) making a total of 33 parcels.

Also, at the March 28, 1972 Board Meeting, title had been conveyed on 28 parcels. Since that meeting title has been conveyed on three parcels (Parcel 65-7, 68-7 and 68-19), making a total of 31 parcels on which title has been conveyed.

c. Status of Condemnation Action—Mr. Bruce S. King

On April 10, 1972, City Council adopted the two resolutions (Statement of Necessity and Declaration of Taking) which authorized Mr. Bruce King, Special Assistant City Attorney, to initiate eminent domain proceedings on the six remaining un-acquired parcels (scheduled for First NDP Action Year) Urban Renewal Project No. 2, Mich. A-6.

Mr. King reported that the following activity has taken place since April 12, 1972; he began serving papers on the property owners and all interested parties pertaining to the six parcels scheduled for condemnation proceedings and all have been served, either in person or by certified mail. One property owner, to date, has indicated objection to the necessity of taking.

May 19, 1972 is the date scheduled for the Court Hearings and Mr. King stated that the Court will consider the following issues: (1) the declaration of formal taking by default of all persons interested in the property and direct payment to such persons interested in the property and direct payment to such persons of the sum of money stated in the Declaration of Taking, (2) an order to relinquish physical possession, (3) if the amount of just compensation is being contested, the Court will set a date for trial to determine just compensation of properties taken.

Mr. King stated that he would report on the status of condemnation at the next Board Meeting.

Also, Mr. King reported that the Leonard Wholesale Distributors' case has been tried in Circuit Court and the Court decision was in an amount of \$12,000 more than the City had offered. Mr. Zimmerman stated that this is a good decision for the City because Leonard Wholesale had asked for \$50,000 more than the City had offered.

One parcel remains to be tried in Court (Kewpee's Restaurant) and it is scheduled for May 30, 1972.

d. Recommend Demolition No. 1, Project No. 2, Mich. A-6

Mr. Zimmerman reported that there are approximately 33 structures involved in Demolition Contract No. 1, Project No. 2, Mich. A-6. He briefly explained where the structures are located and requested Board approval to proceed.

A motion was made by Mr. Rosa that the Redevelopment Board recommend to City Council that the Redevelopment Director be authorized to proceed with preparing specifications for Demolition No. 1, Project No. 2, Mich. A-6, and that the Purchasing Director be authorized to advertise for bids for Demolition Contract No. 1. The structures to be included are:

65-3	622 North Washington
65-4	620 North Washington
65-4	614-18 North Washington
65-4	610 North Washington
65-5	602 North Washington
65-6	115 East Lapeer
65-7	611 North Grand
66-3	412 North Grand
66-4	408 North Grand
66-5	201-03 East Shiawassee
66-5	203 East Shiawassee
66-5	205 East Shiawassee
66-5	207-09 East Shiawassee
66-6	211-15 East Shiawassee
66-7	217 East Shiawassee
68-1	535 North Grand
68-2	531 North Grand
68-3	529 North Grand
68-4	120 East Lapeer
68-5	114 East Lapeer
68-7	532 North Washington
68-8	528 North Washington
68-10	518 North Washington
68-11	516 North Washington
68-12	510-12 North Washington
68-18	111 East Shiawassee
68-18	Rear, 111 East Shiawassee
68-19	407 North Grand
68-20	415 North Grand
68-21	417 North Grand

68-22	419 North Grand
68-26	509-13 North Grand
68-28	525 North Grand

e. Amendment to Barton-Aschman Contract, Providing for Continuation of the Management Systems, Project No. 2, Mich. A-6 (proposal was enclosed with agenda.)

Mr. Zimmerman recalled that when the contract with Barton-Aschman was negotiated, it was understood that when the City Computer System was in operation, they would assume the work for the Redevelopment Department. It was anticipated that this would be in operation by June, 1972; however, Mr. Klimecky, System Analyst for the City, has advised him that due to the heavy workload the City will be unable to provide the service for several months. As a result, a proposal to amend the contract has been submitted by Barton-Aschman (copy enclosed with the agenda, for Board review) to continue acting as a Service Bureau for the Lansing Management and Information System. The amendment will extend Barton-Aschman's Services until June 30, 1973, if needed, for an amount not to exceed \$7,500.

A motion was made by Mr. Shaw that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute an amendment to the contract, dated August 27, 1971, Urban Renewal Project No. 2, Mich. A-6, by and between the City of Lansing and Barton-Aschman Associates, Incorporated of Chicago, Illinois. The purpose of this contract amendment is to provide the City of Lansing with the professional services of Barton-Aschman Associates, Inc. to continue acting as the Service Bureau and Management and Information Systems for a time-period up to June 30, 1973 as a cost not to exceed figures of \$7,500.

Supported by Mr. Jessop.

Motion carried unanimously.

f. Request Approval to Write-off uncollectable Rent regarding 510 North Washington (Parcel 68-12, Project No. 2, Mich. A-6 (Report enclosed with agenda).)

Mr. Zimmerman, briefly, reviewed the report concerning the write-off of uncollectable rent on Parcel 68-12 which has been submitted to the Board Members. This report will remain in the Redevelopment Office files, as supporting evidence that every effort has been made to collect the past-due rent from Publishers, Inc., in conformance with the procedures set forth by HUD and that this amount should be written off the rental records.

A motion was made by Mr. Jessop that the Redevelopment Board accept the report and recommend that the Redevelopment

Director be authorized to write-off the uncollectable rent for Parcel 68-12, Project No. 2, Mich. A-6 (Publishers, Inc.) in the amount of \$190.00.

Supported by Mr. Shaw.

Motion carried unanimously.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

None.

NEW BUSINESS

- a. Request for the Director to attend the Michigan Chapter of NAHRO Conference, April 27, 28, 1972 in Detroit, Michigan.
- b. Request for the Director and One Staff Member to attend the North Central Regional Conference of NAHRO, May 14, 15, 16 and 17, 1972, Cincinnati, Ohio.

A motion was made by Mr. Bunting that approval be granted by the Redevelopment Board for the Director to attend the Michigan Chapter of NAHRO Conference, April 27, 28, 1972 in Detroit and, also, that ap-

proval be granted for the Director and one Staff Member to attend the North Central Regional Conference of NAHRO, May 14, 15, 16 and 17, 1972 in Cincinnati, Ohio.

Supported by Mr. Rosa.

Motion carried unanimously.

EXCUSED ABSENCES

A motion was made by Mr. Rosa that the Redevelopment Board grant an excused absence to Miss Lynda Egbert and to Mr. Jack Jaynes.

Supported by Mr. Shaw.

Motion carried unanimously.

HEARINGS OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 9:34 p.m.

URBAN REDEVELOPMENT BOARD

Richard L. Zimmerman
Secretary

OFFICIAL PROCEEDINGS OF THE POLICE BOARD OF THE CITY OF LANSING

Proceedings, May 16, 1972

The meeting was called to order by Chairman Russel Lawler.

ROLL CALL

Commissioners present: Barnes, Lawler, Lawry, Lilly, McConnell, Roush and Treska.

Commissioners agent: Dillingham.

Commissioner Dillingham was excused from the meeting.

APPROVAL OF MINUTES OF PREVIOUS SESSION

The minutes of the previous Board meeting were approved as printed.

COMMUNICATIONS

A card of thanks was received from the family of Mayor Graves and read to the Board members by Chairman Lawler.

Letters of appreciation for services rendered by members of this department were

would have to be provided at the back of the property to receive refuse. Such a dumpster would necessarily have to be placed inside the fence making it necessary to have a locked gate which could be unlocked for the purpose of emptying the dumpster.

The Director recommended that the Commission visit this apartment building prior to entering into an agreement with the owners.

Commissioner Clapp inquired as to when the whole Commission could see the units presently being built at Forest Road and Aurelius-Hoyt, Michigan 58-12. It is anticipated that the units could be viewed within a matter of weeks in that work is progressing rather well on them.

The Director stated that a letter had been sent to HUD requesting that some of the allocation for unused three and four bedroom units in our leased housing program be transferred to one bedroom units in preparation to the leasing of the Lenawee Apartments.

Commissioner Clapp asked the status of the proposed budget for the next fiscal year. The Director reported that it was about ready to be submitted for the Commission's consideration.

A motion that the meeting be adjourned was made by President Riley. Commissioner Bates supported it. The meeting was adjourned.

OFFICIAL PROCEEDINGS OF THE URBAN REDEVELOPMENT BOARD OF THE CITY OF LANSING

Proceedings, May 23, 1972

The meeting was called to order by Dr. Griffin at 8:30 p.m.

ROLL CALL

Present: Miss Egbert, Messrs. Bunting, Griffin, Jessop and Shaw.

Excused Absences: Messrs. Jaynes and Rosa.

Guest in Attendance: Glenn Hilley; Douglas McKinstry, Program Coordinator, LCC; Charles Anderson, Model Cities Liaison Representative Bruce King, Special Assistant City Attorney; Ronald Stonehouse, Donna Collins, Thomas Freeman, Arthur Richardson and Sam Clay, Redevelopment Department.

A motion was made by Mr. Shaw to approve the Redevelopment Board Minutes of April 25, 1972, as mailed.

Supported by Mr. Jessop.

Motion carried unanimously.

REPORT OF COMMITTEE

None.

REPORT OF OFFICERS

Presentation—Certificate of Appreciation to Mr. Glenn Hilley.

Dr. Griffin presented a certificate of appreciation to Mr. Glenn Hilley for his devoted service as a member of the Urban Redevelopment Board for the past eight years.

REPORT OF DIRECTOR

- a. Report on Site Improvements, Project No. 1, Mich. R-87

Storm Sewer Contract, Sidewalk and Alley Contract and Washington Square Mall Contract—Project No. 1, Mich. R-87.

Mr. Zimmerman reported on the status of the following Site Improvements, Project No. 1, Mich. R-87.

Storm Sewer Construction (Phase III)—The contract has been awarded to Ken Roberts Construction. The total cost of the construction is \$264,439. This cost factor includes a contingency item for preparation of plans, inspection cost during construction, etc. This is a 90-day contract and work has been under way for approximately 30 days (as of the date of this meeting).

The location of the storm sewers is generally described as follows:

100 Block of East Michigan, the intersection of Michigan and Washington, the 100 Block of West Michigan to the Alley adjacent to the Washington Square Building, 100 Block of North Washington, 200 Block of North Washington, 300 Block of North Washington, 400 Block of North Washington and the 100 and 200 Blocks of West Genesee and the 200 Block of West Shiawassee.

Mr. Bunting inquired about the adequacy of these sewers for future service and Mr. Zimmerman assured him that future plans and the potential of higher density has been considered.

Sidewalk and Alley Construction—This contract has been awarded to Ken Roberts Construction. The total cost of construction is \$101,509.26. This cost factor includes a contingency item for preparation of plans, inspection cost during construction, etc. The contract includes construction of sidewalk around the North Grand Avenue Parking Ramp, the North Capitol Avenue Parking Ramp, Lansing Community College (the 400 Block of North Capitol), and Oliver Towers. The contract also provides for construction of a new alley adjacent to the North Grand Avenue Parking Ramp and a new alley adjacent to the North Capitol Avenue Parking Ramp. Construction is tentatively scheduled to begin about May 25, 1972.

Washington Square Mall Construction—This contract has been awarded to Hanel-Vance Construction. The total cost of construction is \$782,836.74. This cost factor includes a contingency item for preparation of plans, inspection cost during construction, etc. The location of this area is the 100, 200 and 300 Blocks of Washington Square. HUD approval is being requested and construction is expected to start about June 15, 1972. The target date for completion is to be: 80% completed by December 1972 and the remaining 20% to be completed in the Spring of 1973. This 20% would consist, primarily, of the plantings of smaller trees and shrubs within the Mall.

Mr. Bunting reflected on the effectiveness and influence that the Washington Square Mall will have on the potentiality of having a promenade mall on the four-block area of Washington Square, south of Michigan Avenue.

b. Report on Private Financing—Project No. 1, Mich. R-87

Mr. Zimmerman reported that since the last Board Meeting five bids for Private Financing of Project No. 1 were received and the bids were opened in the office of the City Clerk on May 2, 1972. The successful Bidder was the National Bank of Detroit at an interest rate of 2.59%, a premium of \$14.00, for issuance of delivery of Project Notes in the aggregate amount of \$4,330,000, Second Series 1972.

The successful bidder has been approved by City Council and by the Department of Housing and Urban Development.

c. Report on the City Budget, Providing Funds for the Purchase and Development of the Riverfront Park Site, Parcels 16 and 17, Project No. 1, Mich. R-87

Mr. Zimmerman reported that City Council has approved the budget for the 1972-73 fiscal year. This budget includes Parks Department Capital Improvements Funds in the amount of \$178,700 for the purchase of Urban Renewal Parcels 16 and 17 in Project No. 1, Michigan, R-87 and \$12,000 for the development of this site as a Riverfront Park. The approval of these funds are consistent with the Board's previous recommendation to City Council.

Arrangements will be made by Miss Egbert. Chairman of the Riverfront Parks Committee, to hold a meeting in the near future and a report will be made at the next Redevelopment Board Meeting.

d. Report on the Progress of Larry Smith and Company (Marketing Consultant) Parcel 15, Project No. 1, Mich. R-87 (First Block Development).

Mr. Zimmerman reported that the contract between the city and Larry Smith and Company has been signed (May 15, 1972) for the marketing consultant services for Parcel 15, Project No. 1, Mich. R-87. Mr. Bussey of Larry Smith and Company has been in Lansing gathering data, contacting and working with local sources; the draft of the brochure is being prepared and should be ready for the printed about June 15, 1972. Mr. Zimmerman requested Board approval to proceed to have the printer start preparation of the brochure immediately, so that they can be ready for mailing by approximately July 1, 1972. Mr. Zimmerman stated that this would save time, rather than to receive the draft of the brochures, request bids from the printer and wait for Board approval to proceed. The next Board meeting will be held on June 27, 1972 therefore the Board concurred in Mr. Zimmerman's request to proceed with the printing of the brochures as soon as the draft copy of the brochure is available.

Mr. Zimmerman stated that in his recent discussion with potential developers, questions have been raised by the developers regarding the market feasibility of the uses which have been proposed for Parcel 15. As a result of this concern, Mr. Zimmerman discussed this matter with Mr. Bussey during his recent visit to Lansing, and it was felt that the market feasibility study of Parcel 15 would be beneficial as a selling tool when responding to questions raised by the potential developers.

Mr. Bussey's firm (Larry Smith and Company) performed a Market Study of Project No. 1 in 1963, which is obviously outdated. Therefore, Larry Smith and Company has submitted a proposal, dated

May 22, 1972, to perform a market analysis, specifically for Parcel 15. The proposal was read to the Board. This market analysis would test the feasibility of high density multi-use for the site and explore what would be the possible use-mix and space arrangements for the property. The proposal outlines the scope of services, specifications for the land use, timing and fee requirements. An amendment to the original contract for consultant services would be for an amount not to exceed \$6,000 for the market study. This would mean a 90-day extension of the contract to complete the proposed study.

The Board Members felt that a 90-day time extension would make it impossible to meet the established September 1, 1972 deadline for receiving proposals from developers, and requested Mr. Zimmerman to discuss this with Mr. Bussey. However, they agreed that the 1963 Market Study is outdated and a new market analysis would be beneficial.

Mr. Bunting asked if this market analysis was pertinent in light of the fact that a potential developer would make their own analysis.

Mr. Zimmerman stated that the market study would be a substantial benefit to the potential developers, but they would still need to make their own market feasibility study due to the individuality of each developer's proposal for redevelopment.

The Board Members were polled for their opinion (whether or not a market analysis for this First Block would be beneficial).

It was agreed that a market analysis by Larry Smith would substantiate the feasibility and economic advantages for any potential developer and thus encourage interest. The consensus was that the ratio of additional expenses was minimal, when considering the difference between attracting the best developer possible and perhaps not being able to proceed with the First Block Development until a much later time, or not at all. The Board requested Mr. Zimmerman to contact Larry Smith and Company to negotiate the time for contract completion and the fee and then proceed with execution of the amendment to the contract, subject to HUD approval.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Mayor and City Clerk be authorized and directed to execute an amendment to the contract, dated May 15, 1972, by and between the City of Lansing and Larry Smith and Company, Inc. to perform a Market Feasibility Study, Specifically designed to facilitate the sale of Parcel 15, Project No. 1, Mich. R-87. The total amount of compensation not to exceed \$6,000 (subject to negotiation for a lesser amount) and the amendment to the contract subject to HUD approval.

Supported by Miss Egbert.

Motion carried unanimously.

e. Status of Acquisition, Project No. 2, Mich. A-6

Mr. Zimmerman stated that at the April 25, 1972 Board Meeting agreements to purchase were reported on 33 parcels. Since that meeting, one agreement to purchase has been signed (Parcel 68-13) making a total of 34 parcels.

Also, at the April 25, 1972 Board meeting, title had been conveyed on 31 parcels. Since that meeting title has been conveyed on two additional parcels (Parcel 66-7 and 68-16), making a total of 33 parcels on which title has been conveyed through the negotiation process.

f. Status of Condemnation Action, Project No. 2, Mich. A-6—Mr. Bruce King.

Mr. Bruce King reported that Court Orders were signed on May 19, 1972 on the following parcels under condemnation: Parcel 68-14, Parcel 68-15, Parcel 68-23, Parcel 68-25 and on May 23, 1972 for Parcel 68-9.

As a result of the Court Hearing, a legal possession (transfer of title) has been awarded to the City of Lansing. The Court Order requires that the City pay the estimated just compensation for the property (the amount previously offered by the City) and the Court Order also sets forth a trial date for determination of total just compensation. The trial dates are set for this Fall, with the last one being set for December 1972. It was noted that the time for settlement is approximately seven months of preparation and completion, compared with approximately seven years for project No. 1.

Mr. Zimmerman complimented Mr. King on the efficient process of acquiring the properties through the legal process and also complimented Mr. Clay and Mr. Burnett on the efficiency of negotiations with the property owners.

g Request Amendment to Demolition Contract No. 1, Project No. 2, Mich. A-6

Mr. Zimmerman explained that Parcel 68-9 Dr. Mill's property at 524 N. Washington, was not included with those scheduled for Demolition Contract No. 1; However, transfer of title has taken place (by Court Order) and Dr. Mills has given notice that the property will be vacated as of June 1, 1972. Due to the location of the building, it is logical to include it within this contract for demolition; therefore Mr. Zimmerman requested Board approval to amend the contract.

A motion was made by Mr. Jessop that the Redevelopment Board recommend to City Council that the Purchasing Director and the Redevelopment Director be authorized to amend Demolition Contract No. 1, Project No. 2, Mich. A-6 to incorporate the property identified as Parcel 68-9, located at 524 North Washington.

Supported by Mr. Shaw.

Motion carried unanimously.

COMMUNICATIONS

None.

UNFINISHED BUSINESS

Request Approval of Expenses Incurred by Director and One Staff Member to attend a Meeting with a Potential First Block Developer in Chicago, May 19, 1972

In conjunction with his report on the status of Parcel 15, Mr. Zimmerman had previously explained the reason for a trip to Chicago. By Mr. Stonehouse and himself, to meet with a potential First Block Developer. Due to the short time element and in an effort to obtain a developer for Parcel 15, Mr. Zimmerman requested approval to incur the expenses to attend this meeting.

A motion was made by Mr. Bunting that the Redevelopment Board grant approval of the expenses incurred by the Director and Mr. Stonehouse to attend a meeting, May 19, 1972, in Chicago with a potential First Block Developer.

Supported by Mr. Shaw.

Motion carried unanimously.

Retention of Good-Faith Deposit from First Block Developer (Lansing area Redevelopment Company) for parcel 15, Project No. 1, Mich. R-87

Since the First Block Developer (LARC) has notified the City of Lansing that they were withdrawing their proposal for redevelopment of Parcel 15, Project No. 1, Mich. R-87, the Redevelopment Board (on March 18, 1972) recommended to City Council that the Lansing Area Redevelopment Company deposit in the amount of \$17,960 be retained by the City of Lansing. On April 3, 1972, City Council referred the matter to the Committee on Redevelopment.

Mr. Zimmerman reported that Mr. Park, Attorney for the Lansing Area Re-

development Company, has submitted a letter (dated May 1, 1972) to Councilman Belen, Chairman of the Council Committee on Redevelopment, requesting that the deposit be returned to LARC. Mr. Bruce King, Special Assistant City Attorney, has submitted his legal opinion (dated April 19, 1972) and advised that, based upon the terms of the contract (specifically, Section 8, Paragraphs (d) and (e) of Part I and Section 702, 703 and 704 of Part II), the City does have the right to retain the deposit—Both letters were read to the Board.

As a result, the City Council Committee on Redevelopment has scheduled a meeting with Mr. Park for Tuesday, June 6, 1972, 4:00 p.m., 10th Floor, City Hall. 1972, 4:00 p.m., 10th Floor, City Hall. The committee has invited the Redevelopment Board members to attend the meeting. Mr. Bunting stated that he had a prior commitment; however, the rest of the Board Members indicated that they would plan to attend the meeting.

NEW BUSINESS

None.

EXCUSED ABSENCES

A motion was made by Mr. Shaw that the Redevelopment Board grant an excused absence to Mr. John Jaynes, Jr. and an excused absence to Mr. Clarence Rosa.

Supported by Mr. Jessop.

Motion carried unanimously.

HEARING OF DELEGATIONS AND INDIVIDUALS

None.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

URBAN REDEVELOPMENT
BOARD
Richard L. Zimmerman,
Secretary.